

S-5-2015

Parkway View Subdivision

4028 West Parkway Boulevard

M Zone

3 Lots

5.5 Acres

BACKGROUND:

Corbin Bennion representing Lake Park Project LLC, has filed a minor subdivision for Parcel 102 D in the Lake Park Development. The subject property is located northeast corner of Parkway Boulevard and Lake Park Boulevard and is zoned manufacturing.

ISSUES:

The proposed subdivision is being submitted to create a 3 lot subdivision. Although the property was created in August 2000 titled Lake Park Lot 102D, it was done as a metes and bounds subdivision. Metes and Bounds subdivisions are not formal subdivision plats and are therefore not recorded. A legal description would have accompanied the drawing which was filed in the Office of the County Surveyor.

At the present time, the Home 2 Suites is located on what will become lot 1 of the subdivision. Two new lots will be created to the west and north of the existing hotel. It is anticipated that these lots will be used to support the existing hospitality use and/or for office uses. Future uses within the subdivision will be reviewed as conditional and/or permitted uses. At that time, staff and agency comments will be more thoroughly addressed.

The thought of future lots at this location has been discussed for years. The placement of the hotel, along with the existing access points along Parkway and Lake Park Boulevards along with the existing internal drive, lends itself to the creation of additional lots. Cross access and parking easements will need to be established and recorded prior to the plat recording.

There are also various waterline easements that cut through lots 2 and 3. While there is sufficient room to construct new buildings, these will need to be accounted for at the building stage.

STAFF ALTERNATIVES:

1. Approve the Lake Park Lot 102D Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Corbin Bennion
Lake Park Project LLC

Discussion: Steve Lehman presented the application. Brent Fuller stated that the road going through lot 2 creates an unusable strip of property. Steve replied that it could be used as landscaping or parking. He added that the road cannot be pushed further to Lake Park Blvd so this will likely need to stay.

Corbin Bennion, representing the applicant, stated that there is a large sloped easement that would limit development west of the road in lot 2. He indicated that this could eventually be parking and added that there is still a good building envelope for lot 2 on the east side of the road. Mr. Bennion stated that there is also a waterline easement that goes through lot 2 and added that this will need to be worked out in the future. Jack Matheson asked if the existing berm will need to be cut through for utilities. Mr. Bennion replied that water and sewer have already been installed.

Motion: Commissioner Fuller moved for approval.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-S-5-2015- Approved